148.A	0003	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	504,300	/	504,300
USE VALUE:	504,300	/	504,300
ASSESSED:	504,300	/	504,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	-13	QUINCY ST, ARLINGTON

OWNERSHIP

Unit #: 13

Owner 1:	DEMOURA KATHRYN E
Owner 2:	MOONEY JESSICA L
Owner 3:	
Street 1:	13 QUINCY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ARGUOYAN JONATHAN M -
Owner 2:	DAYANAND PREETHI -
Street 1:	13 QUINCY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 1208 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	501,400	2,900		504,300
Total Card	0.000	501,400	2,900		504,300
Total Parcel	0.000	501,400	2,900		504,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.47 | /Parcel: 417.4

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
200252			11/17/17

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 148.A-0003-0007.0

!11610!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	494,000	2900	.		496,900	496,900	Year End Roll	12/18/2019
2019	102	FV	499,600	2900	.		502,500	502,500	Year End Roll	1/3/2019
2018	102	FV	484,200	2900	.		487,100	487,100	Year End Roll	12/20/2017
2017	102	FV	441,600	2900	.		444,500	444,500	Year End Roll	1/3/2017
2016	102	FV	441,600	2900	.		444,500	444,500	Year End	1/4/2016
2015	102	FV	301,700	2900	.		304,600	304,600	Year End Roll	12/11/2014
2014	102	FV	288,000	2900	.		290,900	290,900	Year End Roll	12/16/2013
2013	102	FV	288,000	2900	.		290,900	290,900		12/13/2012

PRINT

Date	Time
12/11/20	01:45:22

LAST REV

Date	Time
11/18/19	09:24:39

danam

USER DEFINED

Prior Id # 1:	200252
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11610

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARGUOYAN JONATH	72790-297	1	6/19/2019		576,000	No	No		
DINISCO DAVID S	69346-414		5/30/2017		530,000	No	No		
MUEHLEGGER ERIC	64116-270		8/21/2014		462,500	No	No		
SHOSS AVRAM M &	62540-36		8/28/2013		416,500	No	No		
FRANSON TOM	49461-448		5/17/2007		300,000	No	No		
TOM ANN & FRANS	36623-533		10/4/2002	Family	1	No	No		
FRANCKE LAUREL	29430-264		11/25/1998		189,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2017	1038	Heat App	19,680	C				
7/1/2013	992	Manual	800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	Measured	DGM	D Mann
1/9/2014	Info Fm Prmt	EMK	Ellen K
12/5/2008	MLS	MM	Mary M
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7146																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	N - NONE

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.000000000
Name:	186 - 7146

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	394.228
Other Features:	72250
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	616012
Depreciation:	114578
Depreciated Total:	501434

COMMENTS

CONVERED TO CONDO 11/99,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	413.94
Special Features:	0	Val/Su Net:	327.50
Final Total:	501400	Val/Su SzAd	415.07

SKETCH

UnSketched SubAreas:
GLA: 1208,
BMT: 323,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,208	394.230	476,228
BMT	Basement	323	118.270	38,201

Net Sketched Area:	1,531			Total:	514,428
Size Ad	1208	Gross Are	1531	FinArea	1208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

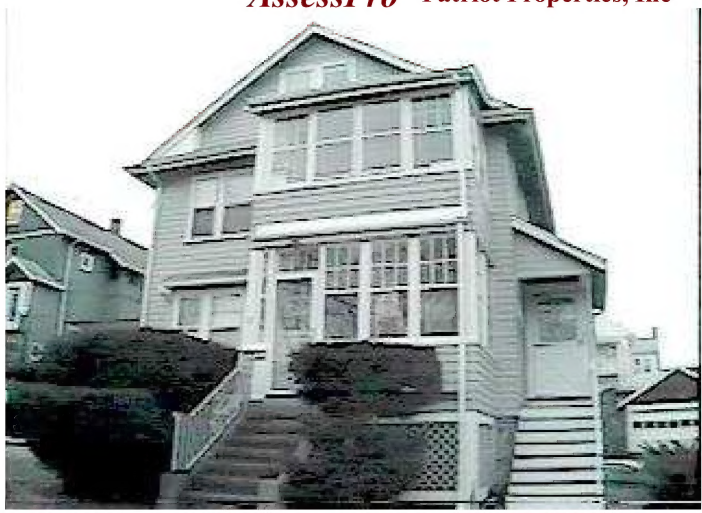
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10x16	A	AV	1930	30.63	T	40	102			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Featues:	Total: 2,900

PARCEL ID

148.A-0003-0007.0

IMAGE

AssessPro Patriot Properties, Inc